

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**



October 29, 2012


Anthony Frederick, Business Manager  
Laborers' Local Union 657  
5201 First Place, NE  
Washington, DC 20011

RE: Training School Renovations at 5332 First Pl, NE (Lots 82 & 83, Sq 3701)

Dear Mr. Frederick:

1. Following our Preliminary Design Review Meeting on September 21, 2012, I have reviewed the applicable regulations and have determined, based on the information you have provided on drawings dated September 21, 2012, as summarized below, that the proposed renovation project complies with the zoning requirements including compliance with the plans approved under Board of Zoning Adjustment [BZA] Order #18271.
2. The property, which is this subject of this determination letter (the "Property"), is located at 5332 First Place, NE, and is located within the FT/C-3-A Zone District.
3. The Laborers' Local Union will do major renovation to its training school. The renovations will include adding a second story to the existing structure, along with a storage shed connected to the main building by a covered breezeway. The renovated structure will be roughly 10,000 sq ft.
4. The project has met the parking requirement and will include eight (8) parking spaces, but under the BZA #18271 a parking credit was grandfathered in for thirty-one (31) parking spaces.
5. The renovation plan required a special exception from the BZA for relief from the 12-foot setback requirement, which was granted in order #18271, dated February 12, 2012. Based on this approval, setback requirements were waived under BZA #18271. The rear setback of zero feet is acceptable.
6. The Laborer's Union will file subdivision to combine lots 82 & 83 to provide for one lot.

Accordingly, the Proposed Project as described in this letter complies with and is consistent with all requirements of the Zoning Regulations. Should you have any questions, please let me know as soon as possible.

Sincerely,   
Matthew Le Grant  
Zoning Administrator